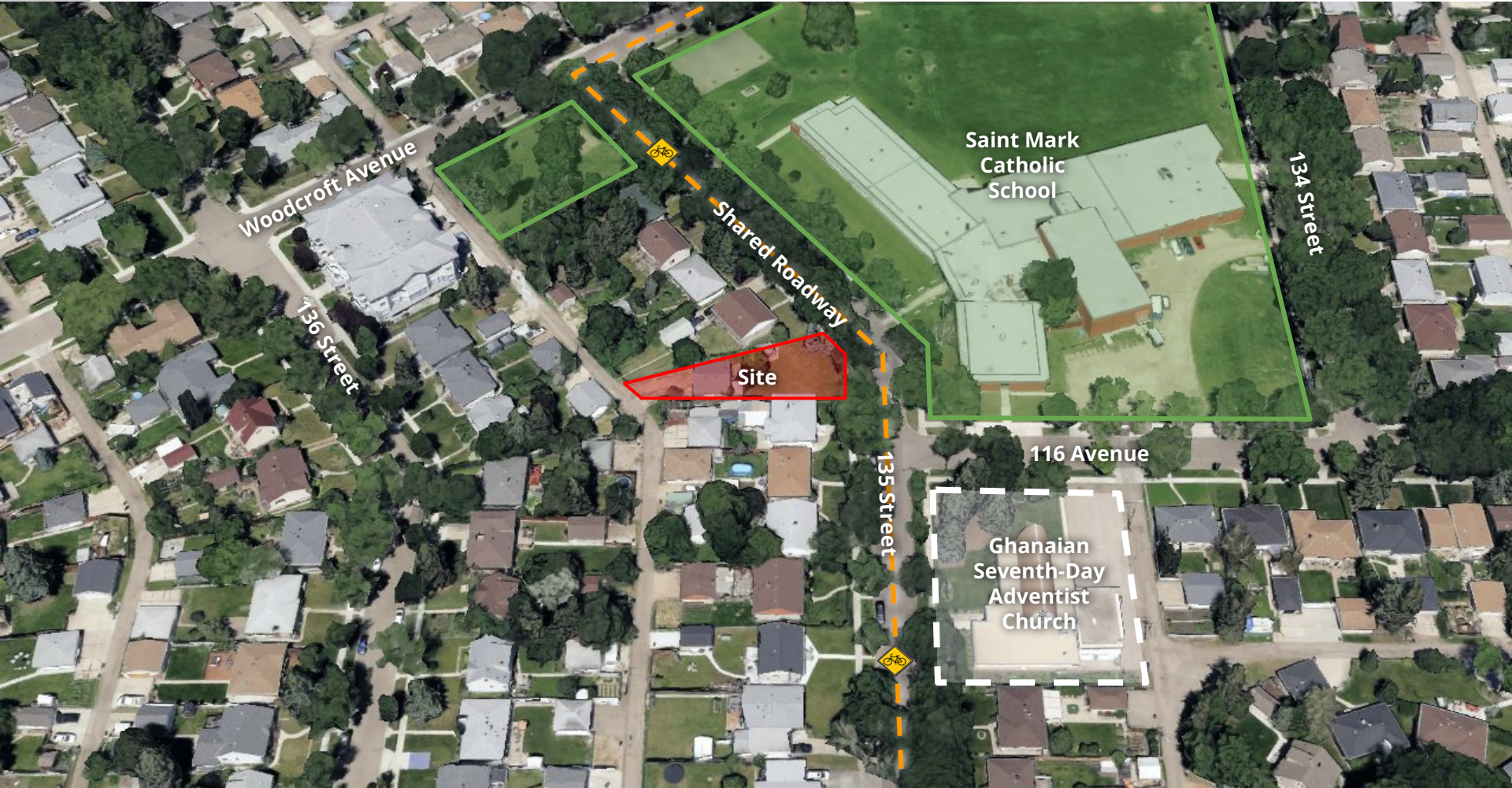


ITEM 3.31  
BYLAW 21136  
WOODCROFT

DEVELOPMENT  
SERVICES  
MAY 7, 2025

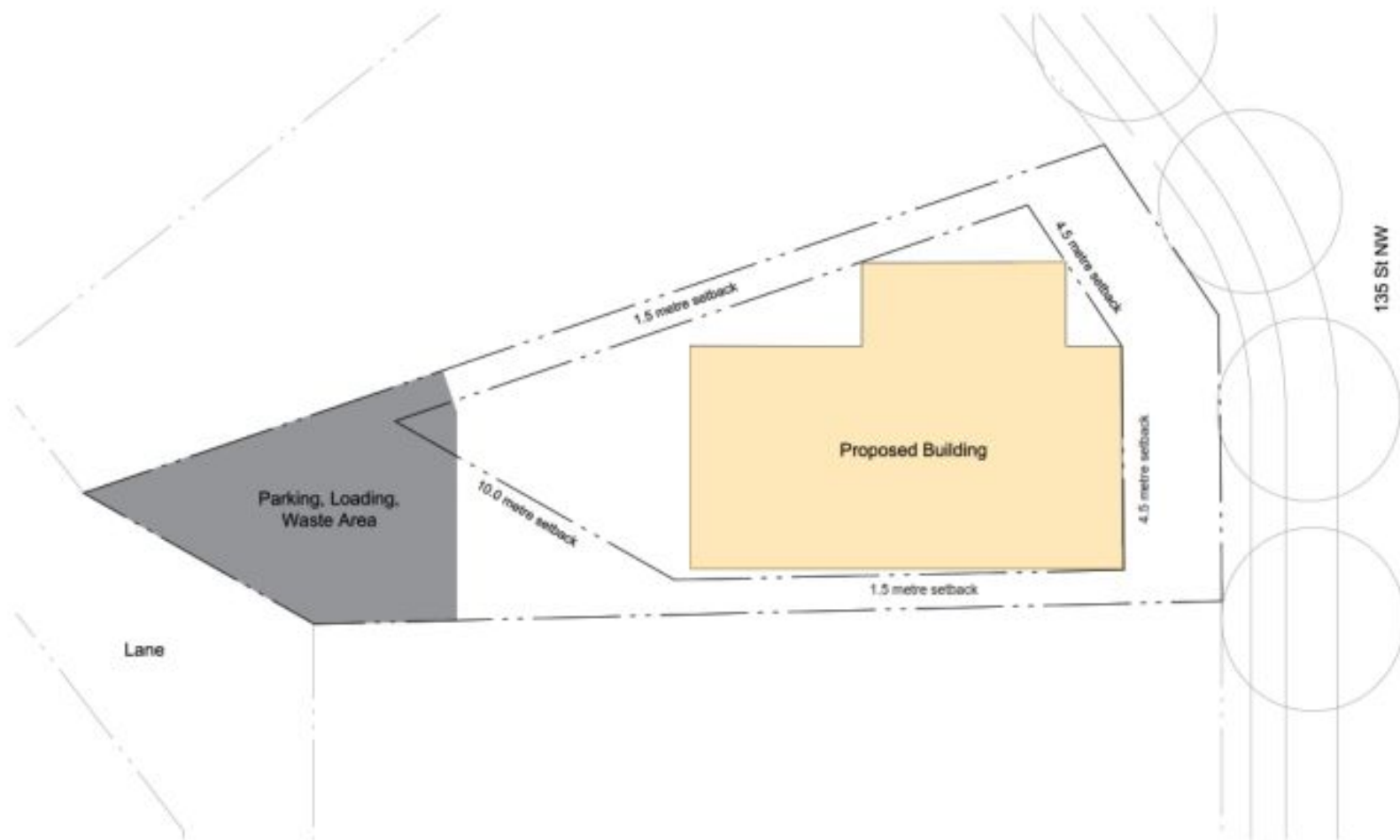
Edmonton





# 3 PROPOSED ZONING

REGULATION	RS Zone Current Zoning	DC Zone Proposed Zoning
Typical Uses	Small scale residential	Small scale residential Child care services
Maximum Height	10.5 m	
Maximum Site Coverage	45%	
Minimum Front Setback (135 Street NW)	4.5 m	
Minimum Interior Side Setback	1.2 m	1.5 m
Minimum Rear Setback (Alley)	10.0 m	
Maximum Number of Dwellings	8	



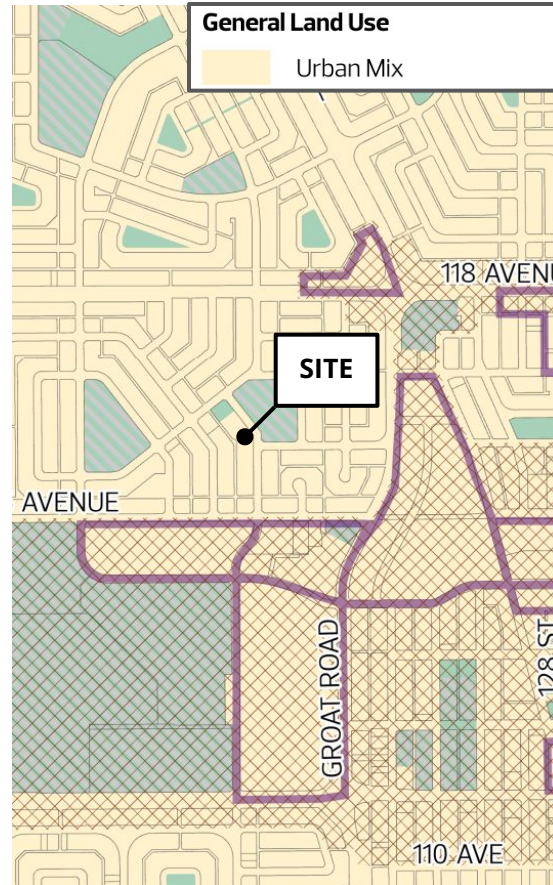


## Urban Mix

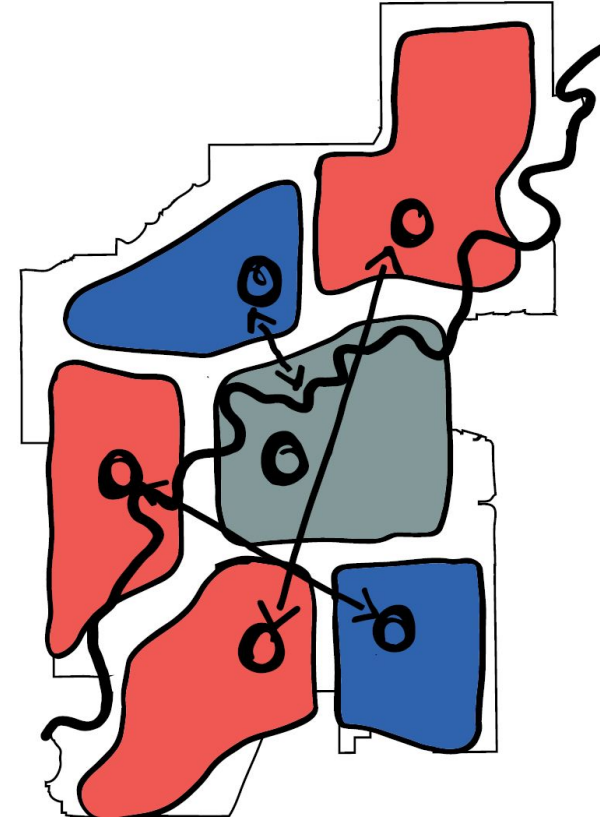
- Includes housing, shops, services and offices in one land use category.
- Provides opportunities for a mix of housing types close to businesses and services that meet the daily needs of residents.
- It includes stand alone residential and commercial development as well as mixed use development.

### 2.5.2.2

- Mitigate the impacts of nuisances caused by non-residential development on adjacent residential properties and the Public Realm through planning and design.



CENTRAL DISTRICT PLAN



THE CITY PLAN

## Respondents (14)

### Opposition (10)

- Increased traffic congestion (7).
- 135 Street is already busy with pick-up and drop-off from the school(6).
- Lack of on-site parking (2).

### Support (4)

- Daycare is compatible with the adjacent school (3).
- The DC mitigate impacts to the abutting properties (2).



CITY WEBPAGE  
Jan 10, 2025



MAILED NOTICE  
Jan 10, 2025



1:1 COMMUNICATION  
Ongoing



SITE SIGNAGE  
Dec 23, 2024

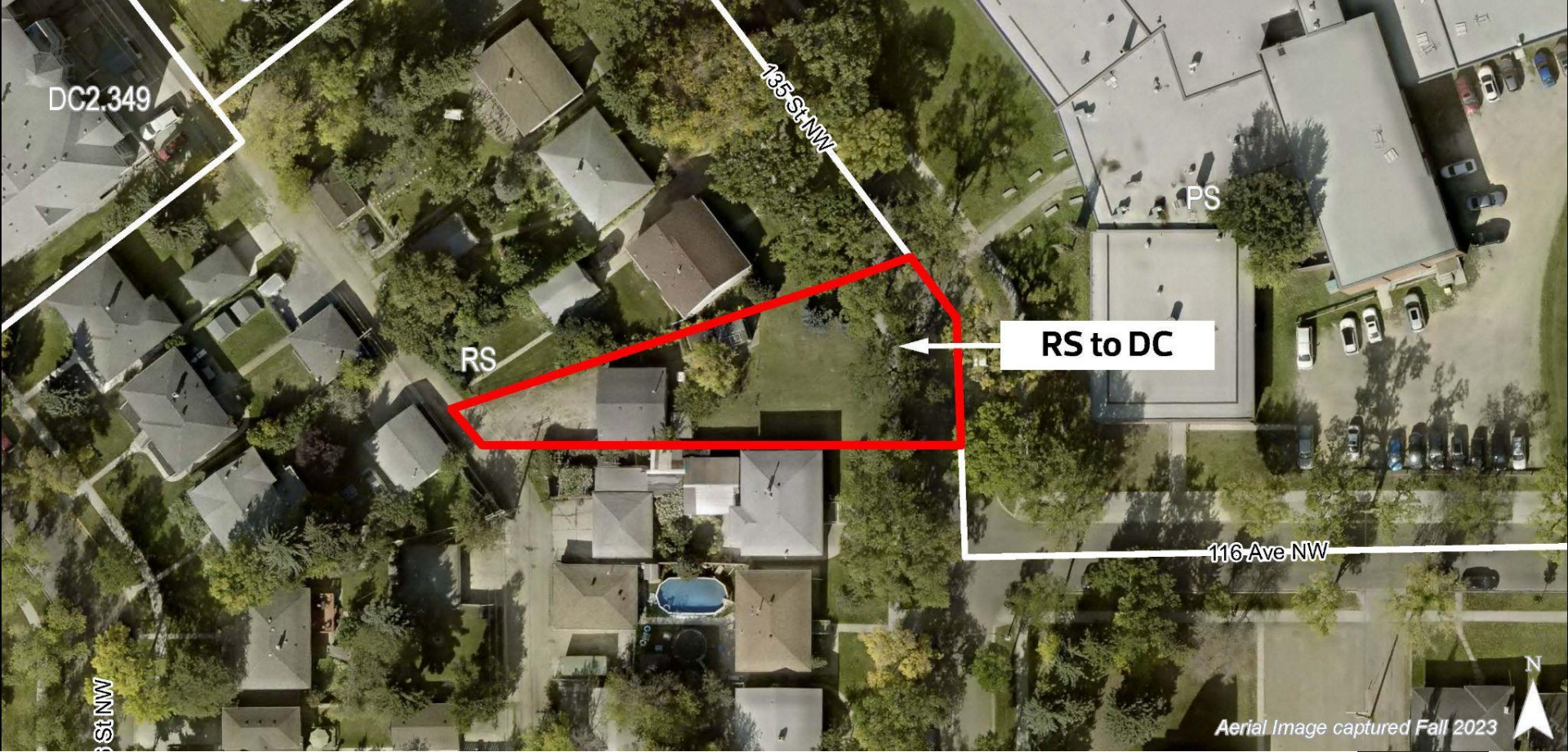


PUBLIC HEARING  
NOTICE  
Apr 3, 2025



JOURNAL AD  
Apr 11, 2025 &  
Apr 19, 2025





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Edmonton